

# Information Booklet

## Braidwater

HOMES



All you need to know about  
buying a Braidwater Home



With over 40 years experience, Braidwater is one of Northern Ireland's leading house builders. We're obsessively passionate about it and our mission is to help you see our vision. That's why we invest so much in our show homes, viewing homes, marketing suites & 3D walkthroughs; where you can experience the design, space, interior finishes and landscaping for yourself.



NHBC  
Pride in the Job



# AWARDS AND ACCREDITATIONS

Braidwater is an award winning company which puts value in its staff and their training and development.

Braidwater is also signed up to NHBC and the Consumer Code for Builders, maintaining and bettering industry standards is a key goal.

NHBC  
Quality/Seal  
Winners  
2022/2021  
2020/2019  
2018/2017

**PRIDE IN  
THE JOB  
AWARDS 2022**

NHBC  
Regional  
Winner  
2019  
Brian  
O'Kane

DELOITTE  
Best  
Managed  
Company  
over last  
5 years



CONSTRUCTION  
EMPLOYERS  
FEDERATION  
Winners  
2022 / 2021  
2018



# Why choose a Braidwater Home?

## Energy Efficiency

All Braidwater Homes are timber frame constructed using the latest energy efficient technology, meaning that they are kinder to the environment and with lower utility bills will save you money.

Research from the Home Builders Federation has shown that new builds are extremely energy efficient, saving buyers on average an additional £53 a month compared to the cost of running a second hand home.

## Quality Assurance

Braidwater embraces a zero defects policy that takes care of each customer's needs from the early stages of buying a house right through to completion. This includes an NHBC 10 year warranty, offering complete peace of mind.

## Low Maintenance Costs

Research also estimates that buyers purchasing second hand properties spend up to £45,000 upgrading their home. A new build home limits your expenditure, as all interiors will be modern and new - so no need to refurb the kitchen!

## A Personal Touch

Purchasing a newly built home means that you will be the first person to live in the property. This really makes a house your home and allows buyers to just add their own personal touch.

With Braidwater, buyers can make decisions on fixtures such as the kitchen doors, tiling and carpet, allowing you to truly make your mark.

## Prime Location

Location is an important factor for homebuyers to consider, whatever your needs are. Housebuilders always select desirable locations for their developments and new build homes are likely to offer a good commute time to larger towns and cities.



Raising Standards. Protecting Homeowners

## A Braidwater home - The Right Choice





# BUILDING DREAMS, TOGETHER

**It's not just the quality of our homes that defines a Braidwater development. It's the quality of our service too.**

At Braidwater we have set processes in place to ensure your home buying experience is as smooth as possible. From help with choosing a solicitor to aftercare and everything in between.



Follow our seven step guide to making the journey as smooth and stress free as possible.



# 7 STEPS TO BUYING GUIDE

# 1

## **MEET YOUR MORTGAGE ADVISOR**

Before you reserve your home, it's a good idea to confirm what kind of financial arrangement is right for you. While you can't get a mortgage before you buy, you can get a mortgage in principle, which will put you in a stronger position and will be required to book a Braidwater house.

# 2

## **CHOOSE YOUR NEXT HOME**

Select the house type and plot number. You'll need to confirm your financial position to purchase. At this point, you'll pay the booking deposit and sign a reservation agreement with the agent. You will be at an advantage if you can return an unconditional contract within the reservation agreement period. If you have an existing property subject to sale, you may have to satisfy pre agreed conditions. At this point we'll also need details of your solicitor. We can give you some recommendations if you need one.

# 3

## **FULL MORTGAGE APPLICATION**

Ideally you'll have your finances in place as much as possible by this point. But now that your desired plot is reserved, it's time to submit your full mortgage application.

# 4

## **CHOOSE YOUR TURNKEY SELECTIONS**

Our dedicated sales agent will arrange to meet with you in order to select your choice of finish from a wide range of selections. Please refer to the development brochure for the specification.



# 5

## **SIGN AND RETURN CONTRACT**

Now that you've agreed your specification and the mortgage offer has been issued, it's time to meet with your solicitor and sign the sales contract. The reservation period lasts for 8 weeks and a contract is required within this timeframe to guarantee your property. Should that period expire before a contract has been signed, Braidwater can withdraw from the sale and remarket the property.

# 6

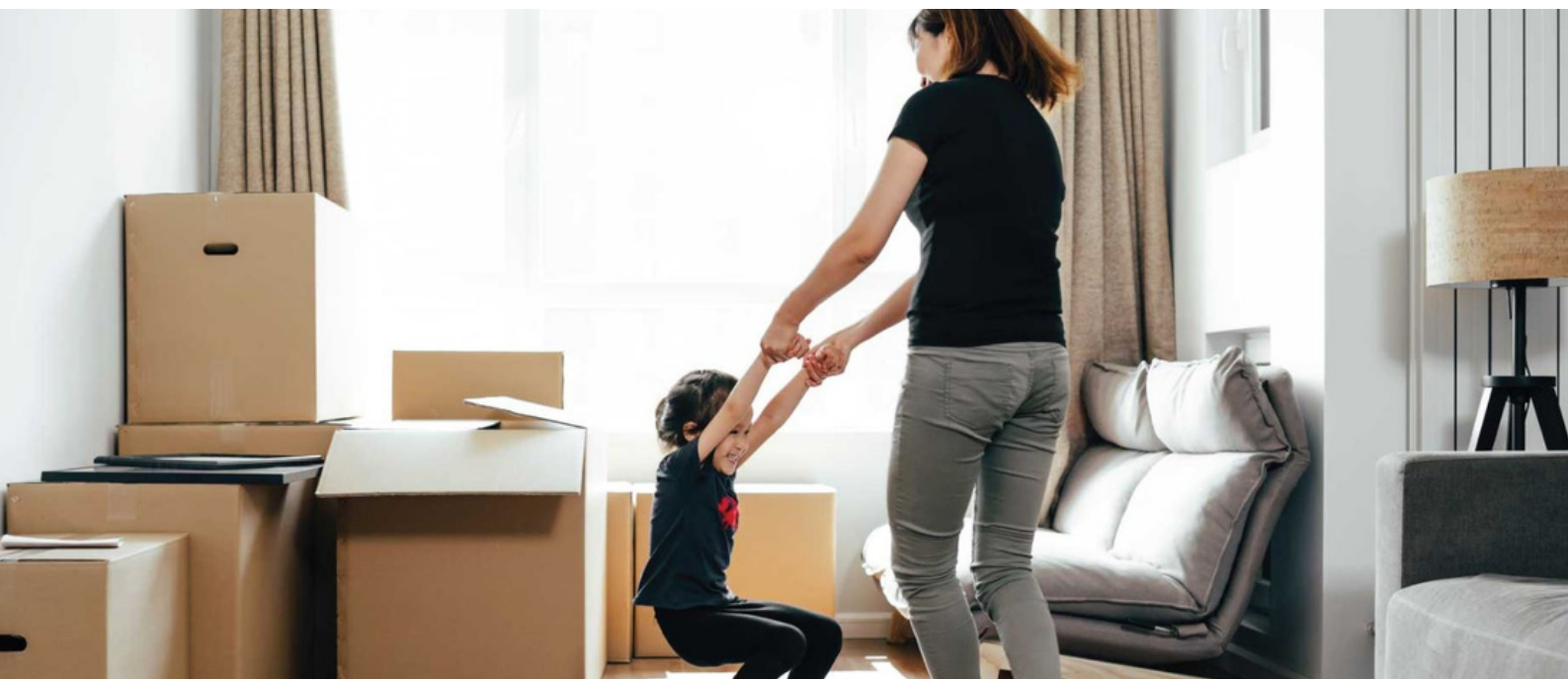
## **PRE-HANDOVER INSPECTION**

Our site manager will contact you one week before completion so you can view your new property before you move in.

# 7

## **COMPLETION AND HANDOVER OF KEYS**

When all the legal requirements are agreed, we will arrange the handover of your new home. After one final inspection, we'll provide online handover documents & manuals. You will read your electric meter, receive your gas meter card and our congratulations along with the keys to your beautiful new home.





# Frequently Asked Questions

## **How much is the holding deposit?**

The holding deposit is £1,000 which is payable to the estate agent. If for any reason the sale does not progress, 50% is non refundable.

## **How do I reserve a Braidwater home?**

When you have an agreement in principle with a mortgage provider and deposit, you can reserve your new home through our acting sales agent.

## **When do I make my selections?**

Upon booking you will be provided with a selection document, which details options for the internal finish. You will then meet with our sales agent to finalise your choices.

## **What is my completion date?**

Upon booking you will be provided with an indicative handover date. When a signed contract is received, a revision to the indicative date is provided to allow contracts to exchange.

A confirmed completion date is provided approx 6-8 weeks in advance of your moving date. Further correspondence will be sent directly to you with relevant updates throughout the process.

## **Can we view the home pre handover?**

The site foreman will be in contact with you 7 days prior to handover in order to view your new home.





# Frequently Asked Questions

## **Is Co-Ownership an option?**

Co-Ownership is an option for anyone as long as the selling price is below £175,000. Please check out their website for further details on what is available:

[www.co-ownership.org/](http://www.co-ownership.org/)

## **Can I make changes?**

The specification of all Braidwater homes not only meets but exceeds Building Control & NHBC regulations and as such includes everything required to comfortably enjoy your new home.

A list of the specification & upgrades is detailed within our sales brochure.

However, some minor alterations may be feasible subject to stage of construction, house builder discretion, agreeing of price and an acceptable contract being in place.

## **What does NHBC mean?**

Braidwater is a registered NHBC house builder which guarantees a 10 year Buildmark warranty and insurance cover on any new homes. As part of this promise, Braidwater also conforms to the Consumer Code for Builders.

## **What after care is offered?**

Braidwater has a customer service team in place to look after any queries or issues arising and contact details will be advised on completion.



## TESTIMONIAL

"From first agreeing and buying our new home, to choosing our turnkey selections, to requesting personal specific additions/adjustments, our experience with Braidwater and Simon Brien Residential has been smooth and seamless."

Jacqueline Gracey and James Carson.





# ON SITE HEALTH & SAFETY

# 1

## **NEVER ENTER A CONSTRUCTION SITE UNANNOUNCED**

Due to strict health and safety guidelines and for the general wellbeing of all our staff and customers, we ask that you never enter a construction site unannounced.

Construction sites are busy work environments with heavy plant machinery and various tradespeople coming and going.

It's of the highest importance that Braidwater manages access to site in a controlled and safe manner.

# 2

## **PRE HANDOVER INSPECTION**

As part of Braidwater's 7 step guide, a pre handover inspection is in place which allows you to view your home & plot when the building is substantially complete and safe to do so.

This allows you to view your home - along with our site manager, before you complete.

# 3

## **PPE GEAR**

All visitors must present themselves to our site office and meet our site manager. Personal Protective Equipment is essential and must be worn at all times.

**These rules are in place to protect all staff and customers who are present at any time on site.**



## CONTACT:

to make contact with the Braidwater team  
please telephone: 02871 810106

visit our website  
[braidwater.com](http://braidwater.com)

or by WhatsApp: 074 5740 4575

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HOMES